

**MINUTES
REGULAR MEETING
SANTA FE SPRINGS PLANNING COMMISSION
June 9, 2014**

1. CALL TO ORDER

Chairperson Ybarra called the meeting to order at 4:31 p.m.

2. PLEDGE OF ALLEGIANCE

Chairperson Ybarra led the Pledge of Allegiance.

3. ROLL CALL

Present: Commissioner González
Commissioner Madrigal
Commissioner Zamora
Chairperson Ybarra

Staff: Wayne Morrell, Director of Planning
Steve Skolnik, City Attorney
Cuong Nguyen, Associate Planner
Rafael Garcia, Planning Consultant
Kristi Rojas, Planning Consultant
Luis Collazo, Code Enforcement Officer
Teresa Cavallo, Planning Secretary
Nicole Edwards, Administrative Clerk
Gurdeep Kaur, Planning Intern

Absent: Vice Chairperson Johnston

4. ORAL COMMUNICATIONS

Oral Communications were opened at 4:32 p.m. There being no one wishing to speak, Oral Communications were closed at 4:32 p.m.

5. APPROVAL OF MINUTES

Minutes of the May 12, 2014 Planning Commission Meeting

Commissioner González moved to approve the minutes of the May 12, 2014 meeting; Commissioner Madrigal seconded the motion. The minutes were unanimously approved and filed as submitted.

6. PUBLIC HEARING

Alcohol Sales Conditional Use Permit Case No. 37

Request for approval of Alcohol Sales Conditional Use Permit Case No. 37 to allow an alcohol beverage sales use for on-site consumption in association with an existing family restaurant establishment doing business as Wing Stop in the C-4, Community Commercial, Zone at 13345 Telegraph Road, Unit M. (Luthra Wings, Inc.)

Chairperson Ybarra called the Public Hearing open at 4:33 p.m. for Item No. 6.

Code Enforcement Officer Luis Collazo presented Item No. 6 before the Planning Commission. Present in the audience was Sherry Olson, Representative on behalf of Wing Stop.

Chairperson Ybarra inquired as to the theme and décor of each Wing Stop and if this location had televisions, etc.

Ms. Olson indicated that all Wing Stops have the same aviation theme and the televisions are present at all their locations.

Having no further questions, Chairperson Ybarra closed the Public Hearing at 4:38 p.m. and requested a motion for Item No. 6.

Commissioner González moved to approve Item No. 6; Commissioner Madrigal seconded the motion, which passed unanimously.

7. PUBLIC HEARING

Entertainment Conditional Use Permit Case No. 15

Request for approval to conduct and maintain an entertainment use involving live performances at a family restaurant known as Bruce's Restaurant located in the M-2, Heavy Manufacturing, Zone at 12623 Imperial Highway. (Bruce's Restaurant)

Chairperson Ybarra called the Public Hearing open at 4:38 p.m. for Item No. 7.

Code Enforcement Officer Luis Collazo presented Item No. 7 before the Planning Commission.

Commissioner Madrigal inquired as to the Entertainment Permit renewal process and indicated that it has been some time since Bruce's has had entertainment at the location.

Luis Collazo indicated that most restaurants have an ASCUP, etc.; however, this permit was supposed to come before the Planning Commission 3-4 years ago. Unfortunately, due to technicalities this permit application fell through the cracks but now that Luis is overseeing the permitting process he feels that he has a grasp on the permitting process for all ASCUP's and ECUP's.

Having no further questions, Chairperson Ybarra closed the Public Hearing at 4:46 p.m. and requested a motion for Item No. 7.

Commissioner González moved to approve Item No. 7; Commissioner Zamora seconded the motion, which passed unanimously.

8. PUBLIC HEARING

ZONING TEXT AMENDMENT – Private Educational and Recreational Uses

Ordinance No. 1058: An ordinance of the City of Santa Fe Springs, amending Section 155.183, Section 155.213, Section 155.243 and Section 155.377 of Chapter 155 of the City's Municipal Code to include private uses of an educational or recreational nature as conditionally permitted uses in the following areas: ML, Limited Manufacturing Administration and Research Zone District; M-1, Light Manufacturing Zone District; M-2, Heavy Manufacturing Zone District; and FOZ, Freeway Overlay Zone.

Chairperson Ybarra called the Public Hearing open at 4:47 p.m. for Item No. 8. Chairperson Ybarra requested a motion to continue Item No. 8 to the next Planning Commission meeting on

July 14, 2014 per Staff's request.

Commissioner Madrigal moved to continue Item No. 8 to July 14, 2014; Commissioner González seconded the motion, which passed unanimously.

9. PUBLIC HEARING

ZONING TEXT AMENDMENT – Metal Buildings Requirements

Ordinance No. 1059: An ordinance of the City Council of the City of Santa Fe Springs, California, Amending Santa Fe Springs Municipal Code Title 15, and Chapter 155: Zoning, and adding new subsection (3) to section 155.461(A) of the City's Zoning Regulations regarding land use requirements for metal buildings.

Chairperson Ybarra called the Public Hearing open at 4:47 p.m. for Item No. 9.

Director of Planning Wayne Morrell presented Item No. 9 before the Planning Commission. Present in the audience was Rick Zimmerman, Consultant for Presbyterian Intercommunity Hospital.

City Attorney Steve Skolnik clarified that portable metal sheds are allowed if they do not require a building permit. Director of Planning Wayne Morrell further clarified that the current code does not allow for any metal and/or metal design and the new code will allow flexibility in architectural design with regards to metal details as is seen in contemporary building designs.

Having no further questions or comments, Chairperson Ybarra closed the Public Hearing at 4:59 p.m. and requested a motion on Item No. 9.

Commissioner Zamora moved to approve Item No. 9; Commissioner Madrigal seconded the motion, which passed unanimously.

10. PUBLIC HEARING

DEVELOPMENT PLAN APPROVAL CASE No. 884 and MODIFICATION PERMIT CASE No. 1243

A request for approval of a Development Plan Approval (DPA 884) to construct a new 3,985 sq. ft. industrial building and related improvements and a Modification Permit (MOD 1243) to allow a reduction of the overall landscape requirements for property located at 10200 Matern Place (APN: 8005-012-025), within the M-2, Heavy Manufacturing, Zone and also within the Consolidated Redevelopment Project Area. (Rose Paving Company)

Chairperson Ybarra called the Public Hearing open at 5:00 p.m. for Item No. 10.

Associate Planner Cuong Nguyen presented Item No. 10. Present in the audience were representatives Brian M. Prock, Sr. V.P. and Colin Neil, Assoc. Project Manager of Jones Lang LaSalle, and Bill Keller, Director of Operations – California for Rose Paving.

Commissioner Zamora welcomed Rose Paving to the City of Santa Fe Springs.

Commissioner González inquired about the possibility of new employees, and if Santa Fe Springs location would be designated point of sales. Bill Keller responded that Rose Paving would be hiring 5-10 crew members for the new location and would be bringing current staff members (20-25) from their current location and that Santa Fe Springs would be designated the point of sales.

Chairperson Ybarra inquired about Condition No. 1 regarding the resurfacing of the City streets. Cuong Nguyen responded that the standard Public Works condition requires the applicant to pay a flat fee into the street resurfacing fund for future street resurfacing.

11. NEW HEARING

Modification Permit Case No. 1246

Request for a Modification of Property Development Standards to allow the reduction of the minimum front yard setback requirement from 20'-0" to 18'-0" and allow the construction of a 180 sq. ft. patio addition along the front of the property located at 11527 Buell Street, within the R-1, Single-Family Residential, Zone. (Jeffrey Gutierrez)

Cuong Nguyen presented Item No. 11. Present in the audience was Mrs. Gutierrez and her son.

Having no further questions, Chairperson Ybarra requested a motion on Item No. 11.

Commissioner Madrigal moved to approve Item No. 11; Commissioner Zamora seconded the motion, which passed unanimously.

12. CONSENT AGENDA

Consent Agenda items are considered routine matters which may be enacted by one motion and roll call vote. Any item may be removed from the Consent Agenda and considered separately by the Planning Commission.

A. CONSENT AGENDA

Alcohol Sales Conditional Use Permit Case No. 5-3

Compliance review of Alcohol Sales Conditional Use Permit Case No. 5-3 to allow the continued operation and maintenance of the sale of alcoholic beverages for off-site consumption at 11770 E. Washington Boulevard within the C-4, Community Commercial, Zone. (G & M Oil Company)

B. CONSENT AGENDA

Alcohol Sales Conditional Use Permit Case No. 6-5

Compliance review for Alcohol Sales Conditional Use Permit Case No. 6-5 to allow the continued operation and maintenance of an alcoholic beverage sales use involving the serving of beer and wine for onsite customer consumption at the restaurant known as Pescado Mojado located within the Santa Fe Springs Promenade in the C-4, Community Commercial, Zone at 11530 Telegraph Road, within the Consolidated Redevelopment Project. (Victor Covarrubias, Owner)

C. CONSENT AGENDA

Alcohol Sales Conditional Use Permit Case No. 25-1

Compliance review of Alcohol Sales Conditional Use Permit Case No. 25-1 to allow the continued operation and maintenance of the sale of alcoholic beverages for on-site consumption at a family restaurant a family restaurant known as Bruce's Restaurant located in the M-2, Heavy Manufacturing, Zone at 12623 Imperial Highway. (Bruce's Restaurant)

D. CONSENT AGENDA

Conditional Use Permit Case No. 184-10

A compliance review of an asphalt and concrete crushing operation and an open storage yard use for the storage of heavy equipment and vehicles related to the crushing operation in the M-2, Heavy Manufacturing, Zone at 11927 Greenstone Avenue, within the Consolidated Redevelopment Project Area. (Dan Copp Paving, Inc.)

E. CONSENT AGENDA

Conditional Use Permit Case No. 608-3

A compliance review of an open storage yard at 12953 Sunshine Avenue in the M-1, Light Manufacturing zone. (Vince DiPiazza for DiPiazza Construction Services)

F. CONSENT AGENDA

Conditional Use Permit Case No. 681-2

A compliance review of a non-public recycling use involving post-industrial grade plastic products on the property located at 12235 Los Nietos Road, in the M-2, Heavy Manufacturing, Zone, within the Consolidated Redevelopment Project Area. (Spencer Chan for Multi-Link International Corporation)

City Attorney Steve Skolnik asked the Planning Commissioners if they required a presentation or if the staff reports were sufficient.

With no one requesting a presentation, Chairperson Ybarra requested a motion.

Commissioner González moved to approve Item No. 12A – F; Commissioner Zamora seconded the motion, which unanimously passed.

13. ANNOUNCEMENTS

♦ Commissioners

Commissioner González proudly announced that his youngest daughter was appointed Chairperson for the City's Youth Leadership Committee.

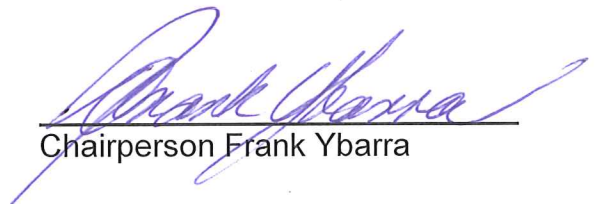
♦ Staff

Associate Planner Cuong Nguyen introduced Nicole Alvarez, the Planning Department's new Administrative Clerk.

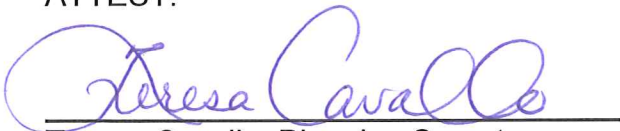
Director of Planning Wayne Morrell notified everyone that larger Agendas are to be expected now that we have more staff members.

14. ADJOURNMENT

Chairperson Ybarra adjourned the meeting at 5:21 p.m.


Chairperson Frank Ybarra

ATTEST:


Teresa Cavallo, Planning Secretary